

CHANGE IN TERMS ADDENDUM TO AGREEMENT OF SALE

CTA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

4033 Lawndale St, Philadelphia, PA 19124

1 **PROPERTY**

2 **SELLER** John P McGillen, Michele C McGillen

3 **BUYER** Omaira Fallas

The following terms of the Agreement of Sale are changed as stated below:**1. REPAIRS**

Seller, at Seller's expense, will complete the following repairs no later than _____ days prior to Settlement Date (prior to settlement, if not specified), in a workmanlike manner, with all required permits, according to the attached contractor's proposal(s), if any, the terms of which, including the persons and specifications contained therein, shall become part of this Agreement:

2. SELLER ASSIST

Seller Assist is changed to \$ \$2,000, or N/A % of the Purchase price, maximum, toward Buyer's costs as permitted by the mortgage lender, if any. Seller is only obligated to pay up to the amount or percentage which is approved by mortgage lender.

3. PURCHASE PRICE

Purchase price is changed from \$ \$190,000 to \$ \$170,000.

4. ACCEPTANCE & SETTLEMENT

(A) Written acceptance of all parties will be on or before: _____

(B) Settlement Date is changed from 4/27/2021 to 5/7/2021

5. MORTGAGE TERMS

(A) **Mortgage Type** is changed from _____ to _____

(B) Mortgage amount

1. First mortgage amount is changed from \$ _____ to \$ _____
2. Second mortgage amount is changed from \$ _____ to \$ _____

(C) Mortgage Lender

1. First mortgage lender is changed to _____
2. Second mortgage lender is changed to _____
3. Buyer will submit a completed, written mortgage application to the identified lender(s), if any, according to the terms of the Mortgage Contingency paragraph of the Agreement of Sale on or before: _____

(D) Loan-To-Value (LTV) ratio (For conventional loans)

First mortgage LTV ratio not to exceed _____ % Second mortgage LTV ratio not to exceed _____ %

(E) Date for Buyer to deliver documentation of lender's approval of Buyer's mortgage, whether conditional or outright, is changed from _____ to _____

Buyer Initials:

DS
OF

CTA Page 1 of 2

Seller Initials:

DS DS
JPM MCM



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rev. 3/20; rel. 3/20

6. TIME PERIODS

- (A) The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.
- The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.
- The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.
- The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.
- The time period in paragraph _____, line _____ of Agreement of Sale is changed to _____.
- (B) The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.
- The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.
- The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.
- The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.
- The time period in paragraph _____, line _____ of the _____ Addendum is changed to _____.

7. OTHER

All other terms and conditions of the Agreement, including all other time periods, remain unchanged and in full force and effect.

BUYER

DocuSigned by:

DATE 4/15/2021 | 10:53 PDT

BUYER

CCFF4CC55RDR4CC

DocuSigned by:

DATE

BUYER

DocuSigned by:

DATE 04/15/21 | 3:13 PM EDT

SELLER

DATE 04/15/21 | 3:47 PM EDT

SELLER

B47288903BF7460...

DATE